



Minutes
City Council's Transportation, Housing
and Environment Committee
March 25, 2008

Minutes of the meeting of the City Council's Transportation, Housing and Environment Committee held on Tuesday, March 25, 2008, 3:00 p.m., in the 3rd Floor Conference Room, Tempe City Hall, 31 E. 5th Street, Tempe, Arizona.

Committee Members Present:

Councilmember Shana Ellis, Chair
Vice Mayor Hut Hutson

City Staff Present:

Chris Anaradian, Dev Svcs Mgr
Angel Carbajal, Police Dept.
Dawn Coomer, Sr. LRT Planner
Carlos de Leon, Dep Public Wrks Mgr
Kathy Gasperich, Council Aide
Mary Helen Giustizia, Solid Waste Svcs
Craig Hittie, Affordable Hsg Coord
Jan Hort, City Clerk
Gregg Kent, Light Rail Engineer
Glenn Kephart, Pub Wrks Mgr
Amanda Nelson, Comm Outreach Mktg Supvr
John Osgood, Dep Pub Works Mgr
Bonnie Richardson, Principal Planner
Chris Salomone, Comm Dev Manager
Elizabeth Thomas, Neighborhood Svcs Spec
Amber Wakeman, Govt Relations Dir

Guests Present:

Allen Carlson, NewTown
Brianna Chan, student
Beth Fiorenza, TCAA
Pen Johnson, NewTown
Pauline Moleski, student
Tamra Newberry student
Francis Reilly, student
Emily Ryan, Capitol Consulting
Gretchen Schreider, student
Stephen Sparks, TCAA
Lindsey Wikstrom, student
Samantha Yates, student

Councilmember Shana Ellis called the meeting to order at 3:10 p.m.

Agenda Item 1 – Public Appearances

None.

Agenda Item 2 – Housing Trust Fund

Allen Carlson, NewTown, summarized that one of the results of the Affordable Housing Forum in October was the formation of a providers' group which has been meeting monthly since that time to discuss housing issues in Tempe and possible solutions. Out of those discussions came the idea of a housing trust fund. Similar funds have been established in other communities and have been a successful tool for the financing and developing of affordable housing. The consensus of the group was to come to this committee and explain how the housing trust fund works and ask the committee to make a recommendation to begin the process to start a housing trust fund.

He summarized that the housing trust funds are a successful model for securing a dedicated source or sources of funds and committing that revenue to support critical housing needs.

- A housing trust fund for Tempe would be a place to put funds that have already been collected, as well as future funds.
- A way to operationalize Tempe's housing policy and affordable housing strategy.
- A way to leverage funds.
- There are 600 city, county, and state housing trust funds around the country which have collectively generated \$1.6B in revenue for affordable housing. The number has tripled over the last four years.
- There are 442 city housing trust funds leveraged with an average of \$6.50 of public and private funds and that range goes from 50 cents up to \$20.
- Typical sources of revenue are developer fees, in-lieu fees, impact fees, property taxes, and redevelopment tax increment fees.
- The fund is established through legislation or ordinance.
- In most cases, the city would administer the fund and a community board would provide oversight.
- There is a dedicated revenue source.
- Programming piece would determine what those funds gets used for and would set priorities.

He asked the committee to initiate the process to get a housing trust fund established in Tempe. They have access to a consultant who has worked around the country to set up these funds and who might be able to make a presentation at an Issue Review Session.

Councilmember Ellis asked for any data on the cost involved to set this up.

Mr. Carlson responded that in terms of a consultant, if it was too expensive, there are other options. There would be a possibility to get Mary Brooks and that might be a cost that NewTown and others might be able to cover. He didn't think that would be a barrier in moving forward. He could get data on what some of the other housing funds have started with. He

could put together a proposal and do a presentation at a committee meeting before going to Council.

Councilmember Ellis clarified that money coming in would go into general revenue. This would help set up the structure. Within the structure of the oversight, who would make the priority decisions? She clarified that his plan would be to come to an IRS to see if Council would be on board with this and give direction on what they would want in the ordinance.

Mr. Carlson responded that he could present some options.

Vice Mayor Hutson suggested bringing a presentation to this committee, work with it, and then go to Council.

Councilmember Ellis asked if his group could put together some concrete options for the committee. Some of those options could still go to Council, but it could come with a recommendation from this committee as to what those should be.

Chris Salomone suggested that Mr. Carlson and his group work with Community Development staff and staff could assist with the research.

Councilmember Ellis summarized that quite a few of the developments in downtown Tempe have been asked to contribute to an affordable housing fund, although a fund doesn't currently exist. Most of these buildings aren't finished yet, but they will be. We would like to have a place for the money to go without overburdening staff. If we start collecting money from these developments and someone is in charge of RFPs, etc., that could be a full time job. The Tempe Community Council re-started a community foundation a couple of years ago, and because that foundation exists, there have been different organizations and community fundraisers that have come out of the woodwork to contribute. Her hope is that if we do get something like this done, people will be more willing to contribute because the process will be in place.

Agenda Item 3 –Affordable Housing Forum

Craig Hittie announced that the next Affordable Housing Forum is scheduled for May 14th at the Library Program Room, from 8:30 to 11:00 a.m. This forum will be a discussion with the faith-based community. Their services are mainly focusing on homeless prevention and homeless services. The discussion will help educate them in what the City is doing with affordable housing and starting that conversation. Staff is hoping to make some connections between the faith-based community and what the non-profits are doing.

Councilmember Ellis added that they asked to participate and wanted to be included in this discussion.

Agenda Item 4 – MAG Commuter Rail Strategic Plan

Dawn Coomer summarized that the MAG Commuter Rail Strategic Plan was initiated about a year ago to develop an implementation strategy for commuter rail service in Maricopa County and northern Pinal County. The strategic plan does not include priorities for commuter rail implementation and there is no funding to implement commuter rail in the Regional Transportation Plan.

Since the last briefing in November, MAG has completed a 12-step implementation plan. She summarized the 12 steps.

1. *On-going Coordination* - with the railroads and other regional agencies.
2. *Union Pacific Passenger Rail Coordination & Planning*. ADOT is taking the lead. ADOT is expected to release in early April a report documenting statewide transportation needs, and will hopefully identify corridor-specific recommendations for intercity passenger rail between Tucson and Phoenix.
3. *Burlington Northern/Santa Fe Railway Passenger Rail Coordination & Planning*. MAG is taking the lead.
4. *Regional Transit Planning*. MAG recently initiated a regional transit system study to create a framework for future transit investments and help position us for a possible sales tax or other funding mechanism that would happen statewide in 2009 or 2010. The results of the study will be used to update the Regional Transportation Plan and might include recommendations for high capacity transit like a preferred rail corridor.
5. *Future Corridor Development Plans*. This would be pending recommendations from other current planning studies, such as the Tempe South Corridor Study. Those discussions have been occurring with the City of Tucson, Arizona Department of Transportation, and other groups, and a member of the Union Pacific Railroad has been invited to serve on the community working group for the Tempe South Corridor Study.
6. *Identify Funding Source Commitment*. There is no dedicated funding set aside in the regional plan for commuter rail.
7. *Develop a Governance Plan*. The region has decided to wait on this until we determine where the first corridor is going so all the appropriate jurisdictions are at the table. An existing agency could be designated as a passenger rail authority or create a new agency or a joint powers authority.
8. *Develop Partnerships with the Railroads*. The goal would be to create memorandums of understanding that would detail the specifics of the agreements.
9. *Pass Enabling Legislation*. This is necessary so railroads would not be held liable for any commuter operations issues.
10. *Develop Seamless Transit System*. This is necessary especially where there is no underlying bus service.
11. *Achieve Regional Sustainability Goals*
12. *Identify and Preserve Future Options* - for other developing areas in the county.

She added that currently, the commuter rail strategic plan is making its way through the MAG committee approval process.

Councilmember Ellis asked what the next steps will be for this committee or for Council.

Ms. Coomer responded that there are no steps this group needs to take on this plan. It is a MAG process. Staff would want to keep the group apprised of the Tempe South Corridor Study and will bring an update next month.

Glenn Kephart added that as the South Corridor Study continues, it may reveal that the Tempe Industrial Branch should be a higher priority regionally than it is identified in this study. At that point, staff would bring that to this committee.

Ms. Coomer added that since there is no funding identified for commuter rail in the current plan, it is important to be thinking about how we can position ourselves for the future.

Agenda Item 5 – Sustainability Task Force Update

Chris Anaradian summarized that Development Services' part of this project is to take all the data and organize it in a way that makes sense. About 300 ideas were submitted and they have been sifted down to about 200 due to repetition. The first step is an idea. The next step is a concept (operational procedure, something we could do that we don't do, a public/private partnership, or a way of conducting business or providing services). Then the environmental, cultural and economic impacts of each of those ideas are analyzed.

Staff has begun to fill in the blanks. The document will be taken into three parts:

- Chapter 1 - things we currently do (which represents about one-third),
- Chapter 2 - "low hanging fruit" (either because it is a small monetary idea, or because it is a good idea and doesn't cost anything, or is maybe an adjunct to an existing program). These are the things we will focus on when we bring the full draft back to the committee.
- Chapter 3 – Future. These are things we have identified that other communities do. It includes practices that take time or money or that are complex.

Mr. Anaradian continued that this document will be bound and mass produced for the task force. The task force will meet again to discuss some of the work staff has done, and then the mark-up from that meeting will come back to this committee as a draft. At that point, we can talk about the next iteration, putting it on the Council agenda, or on line, or going back and working on it further. This has always been an exercise in data collection and analysis. It is a compendium. Development Services has been collecting the data, but we do not pretend to speak for all 16 departments. Almost no one wanted to get out there and guess what their idea might cost, but a great deal of the next work session will be talking about how comfortable we can or can't be identifying the cost. We want to get the numbers before it is published.

Vice Mayor Hutson asked if they are expecting to have any significant cost savings that could be credited to offset their 15% reduction in budget.

Mr. Anaradian responded that there is not quick and easy solution. These tend to be long-term payback items.

Bonnie Richardson added that there are many things that do save money and we could get started on some of these very quickly. For example, just requiring double-sided printing would cut paper volume in half. There are some easy things.

Agenda Item 6 – Battery Collection and Disposal

Don Hawkes summarized that at the last meeting he had noted a potential risk with some high-tech recyclable batteries causing burns. Staff is in process of setting up a meeting with the school district risk management representatives. The Education, Technology & Economic Development (ETED) Committee directed staff to work with Rio Salado Community College concerning their program of battery recycling. That program is a very minimal program, however, and they are limiting it to the exotic rechargeable batteries. Our experience at the Household Products Collection Center is that about 80% of the batteries would be alkaline batteries which are not recyclable. They can be disposed of properly, however. Staff recommends to both the ETED Committee and to this committee that this program be run as a City program and that we work with the school districts to put collection receptacles in the schools. Hopefully, we will be able to work with the high school service clubs for them to be

able to collect the batteries from the schools and deliver them to the Household Products Collection Center where we have made the commitment to do the sorting. The truly recyclables will be recycled at no cost with Rechargeable Battery Recycling Corporation (RBRC). They provide boxes and the postage to send them in. The alkaline batteries would be incinerated.

Mr. Hawkes added that staff will be ready to roll the program out once the meetings are concluded with the school district risk management representatives and they are targeting April 22, which is Earth Day.

Agenda Item 7 – Proposal for Environmental Stewardship Awards

Don Hawkes summarized that the Water Utilities Department regulates approximately 60 SIU's (Significant Industrial Users). These industries discharge wastewater and the City measures the volume and strength of the flow. The companies are billed accordingly. Some of the industries are top-notch performers, and others are not. Currently, there is no way to recognize the top performers. Staff is proposing the creation of the Environmental Stewardship Awards beginning in calendar year 2008 to recognize Tempe businesses that demonstrate a commitment to pollution prevention by complying with Tempe's environmental regulations. The cost is minimal, about \$7500 per year if the City bears the entire cost. Staff will talk to service clubs to see if sponsorships would be available. Staff feels this is a good way to reward and recognize the Tempe industries that are doing a good job.

Vice Mayor Hutson agreed that this is a good idea, but it would be extremely important to find sponsorships due to the budget.

DIRECTION: Councilmember Ellis directed staff to break down the expenses and potential sponsorships before submitting to Council.

Agenda Item 8 – Valley Forward Livability Summit and Green Bus Tour

Bonnie Richardson summarized that on Earth Day, April 22nd, Valley Forward will hold their annual Livability Summit. Typically the summit starts with a breakfast at 7:30 a.m. and runs through 1:00 p.m. The theme this year will be "Healthy Living in the Desert." Keynote speakers will be Richard Daley, Mayor of Chicago; Phil Gordon, Mayor of Phoenix, Dr. Richard Carmona, the 17th U.S. surgeon general; Steve Curwood, host and executive producer of NPR's *Living on Earth*; and Wellington Reiter, dean of Arizona State University's College of Design. Chicago is one of the "greenest" cities in the nation. They have an aggressive approach and have instituted some good policies which are drawing people to their city. The summit will be at the Phoenix Convention Center. This year, The Green Scene Bus Tour will be held from 1:30 to 4:30 p.m. The tour will focus on the East Valley, including the Tempe Transportation Center and the new building at Curry and Mill.

Agenda Item 9 – Future Agenda Items

- Housing Trust Fund
- Sustainability Task Force Update
- Tempe South Corridor Study

Councilmember Ellis noted the Valley's 2008 environmental report card and city is rated on four different items. Tempe received the following:

Air	A-
Land use	A-
Transportation	A
Water	A

The next meeting will be on April 22, 2008.

Meeting adjourned at 3:55 p.m.

Prepared by: Connie Krosschell
Reviewed by: Carlos de Leon

Jan Hort
City Clerk